



Rojas

# 821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION

821 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476

SUBMISSION SET  
06/13/2024

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Architecture | Interior Design |  
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Rober Survey

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Arlington MA 02476

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02476

ARLINGTON  
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Job: 2958  
Date: 01/09/2024  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

SITE PLAN WITH  
EXISTING  
BUILDING &  
TREES

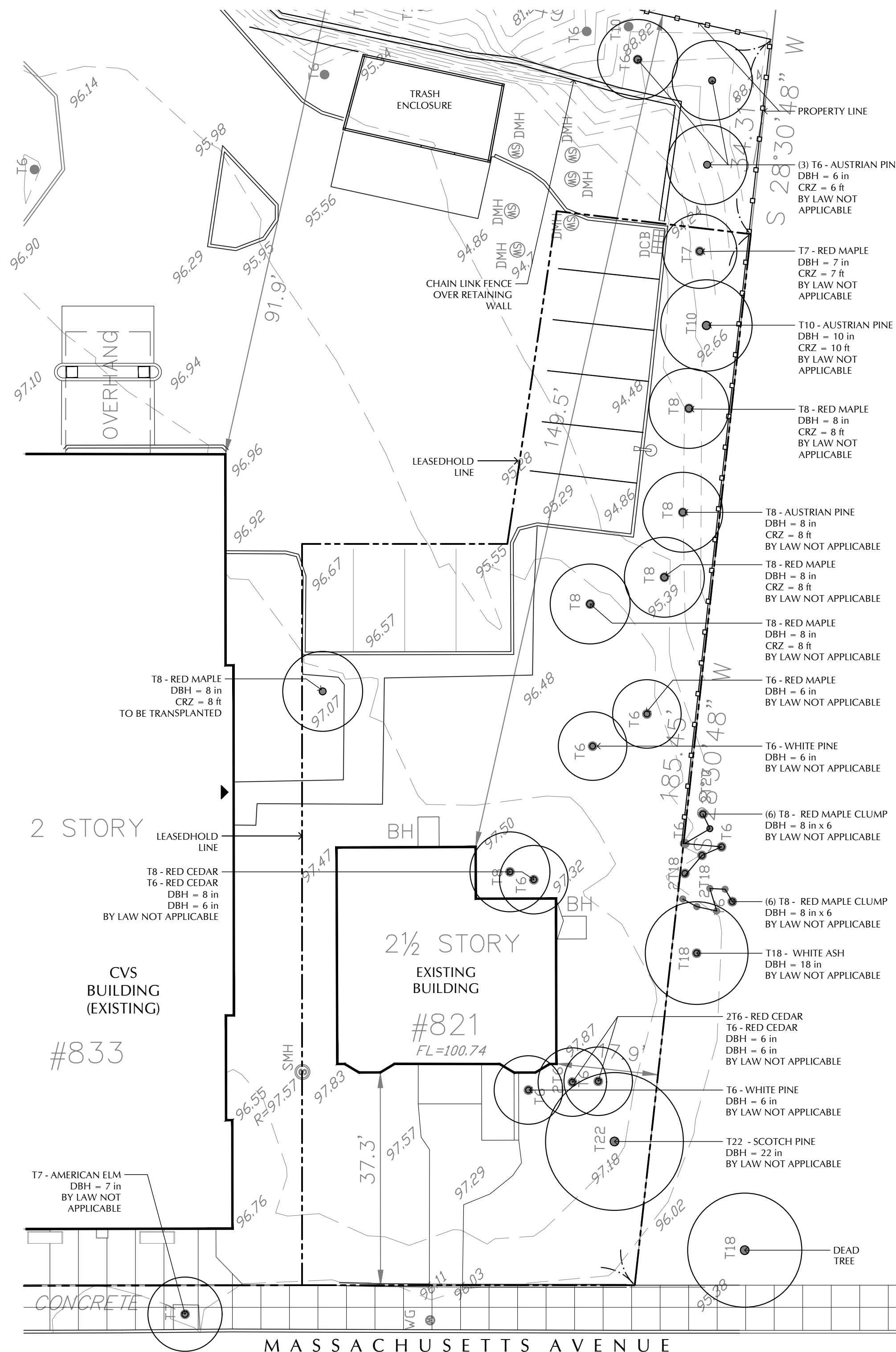
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EX-01



1 SITE PLAN WITH EXISTING BUILDING & TREES

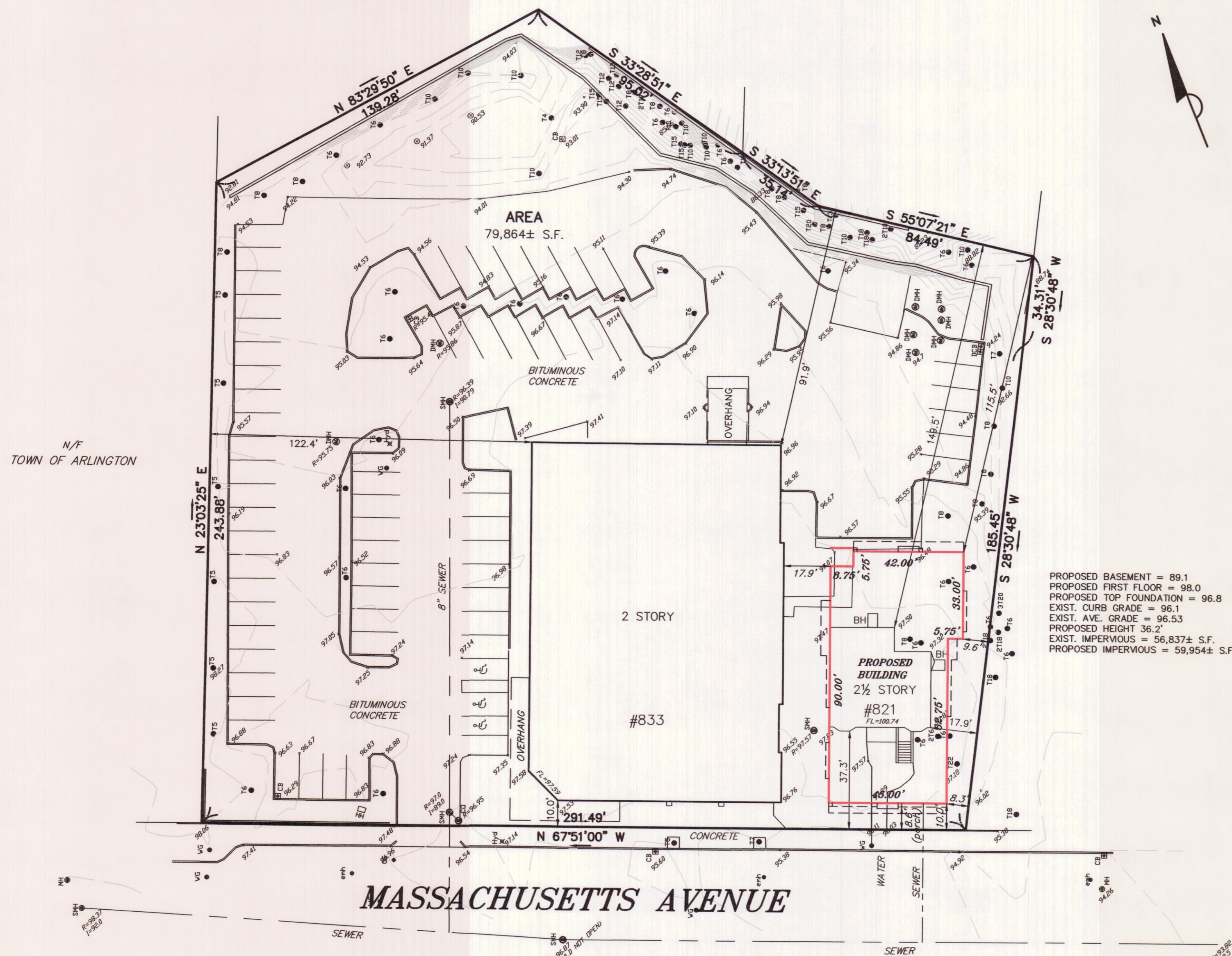
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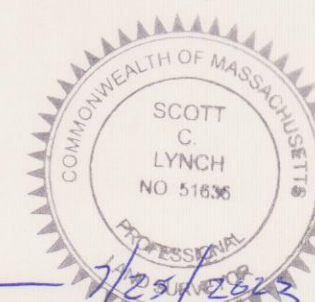
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I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PREPARED FOR: GEOFFREY NOYES

**PROPOSED PLOT PLAN**  
**#821-833 MASSACHUSETTS AVENUE**  
 IN  
**ARLINGTON, MA**  
 (MIDDLESEX COUNTY)

SCALE: 1"= 30' DATE: 7/25/2023

0 30 60 90 ft

**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 7239PP2.DWG



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PROPOSED SITE  
LAYOUT &  
MATERIALS  
PLAN & DETAIL

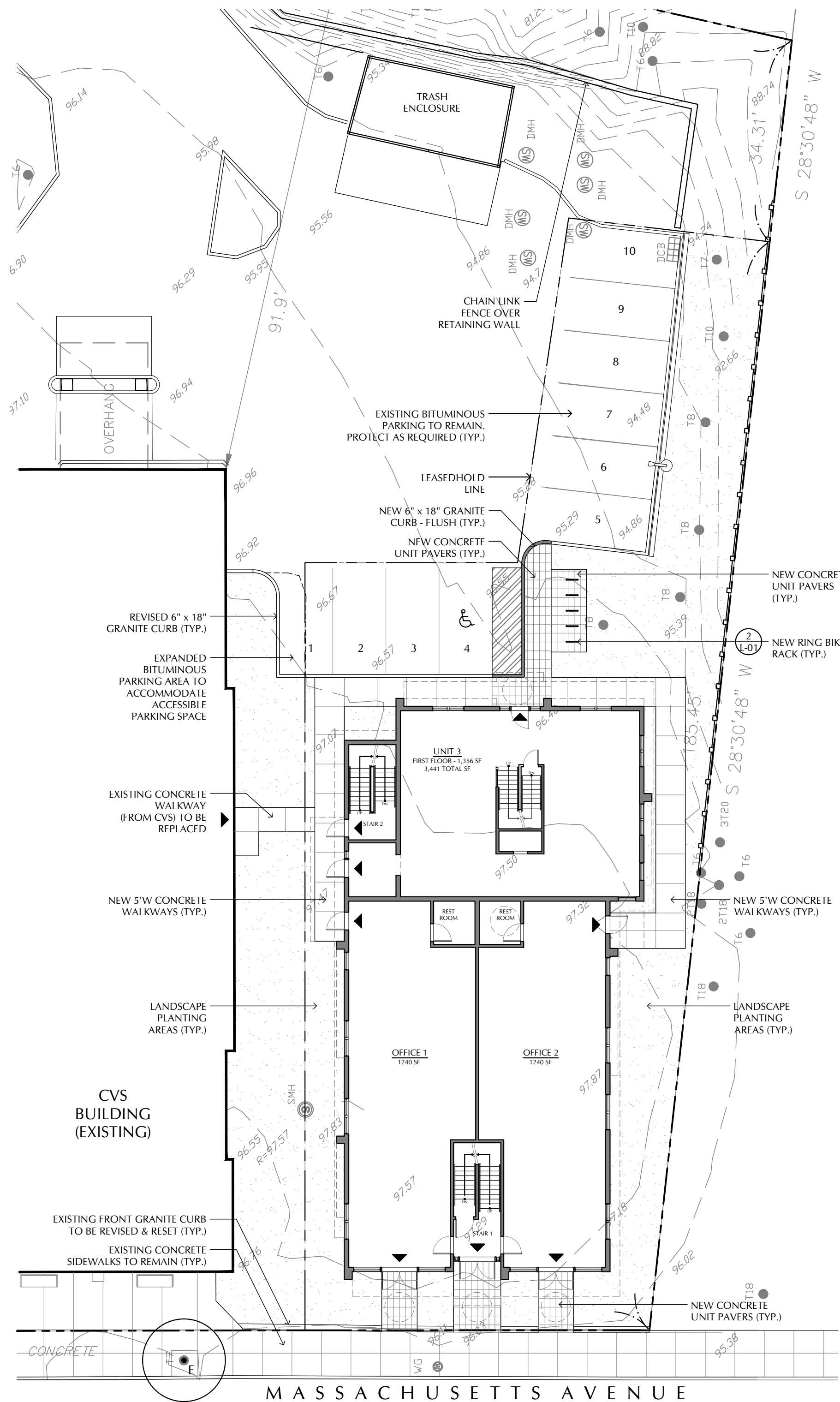
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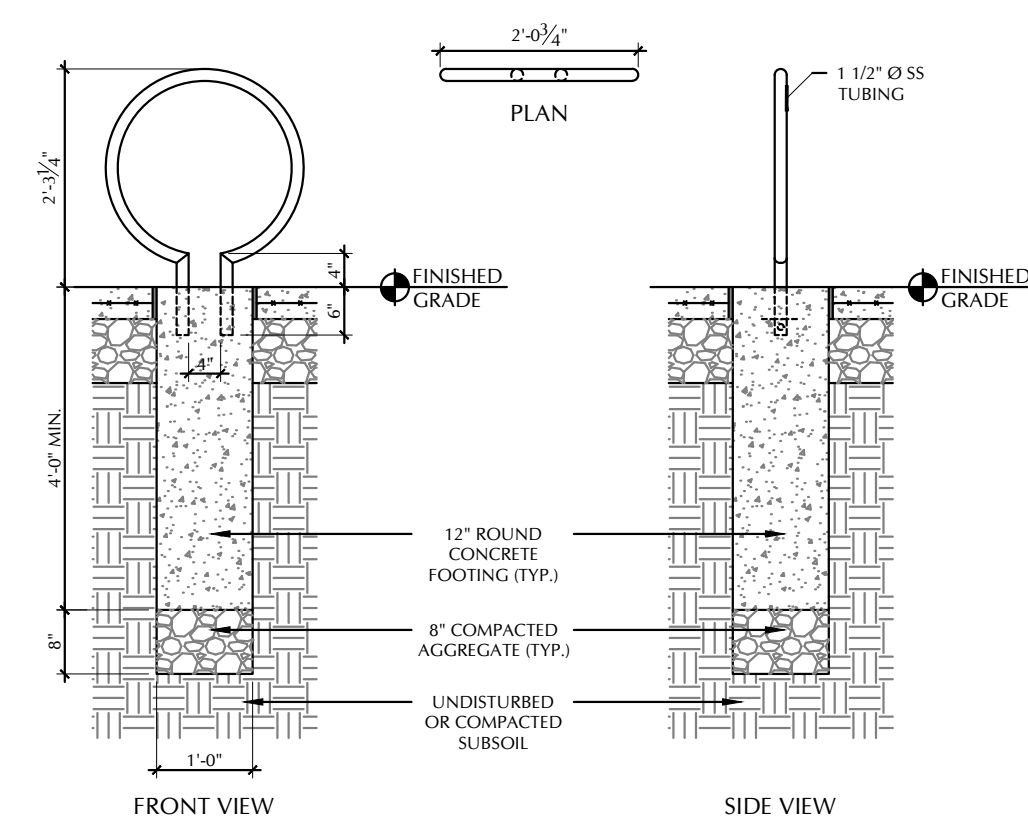
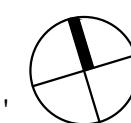
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L-01



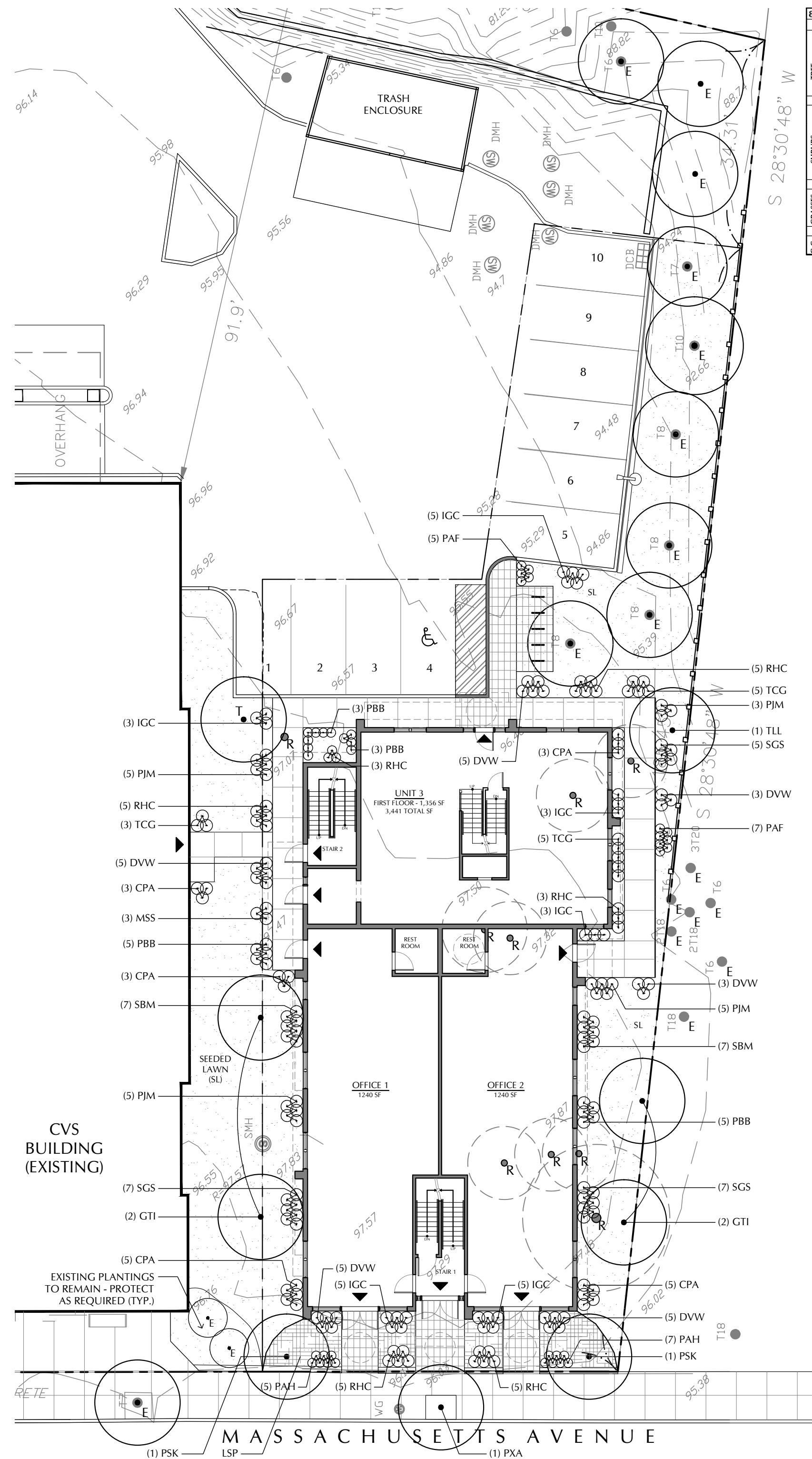
1 PROPOSED SITE LAYOUT & MATERIALS PLAN

SCALE: 1" = 15'-0"  
15' 7.5' 0 15'



2 RING BIKE RACK DETAIL

NTS



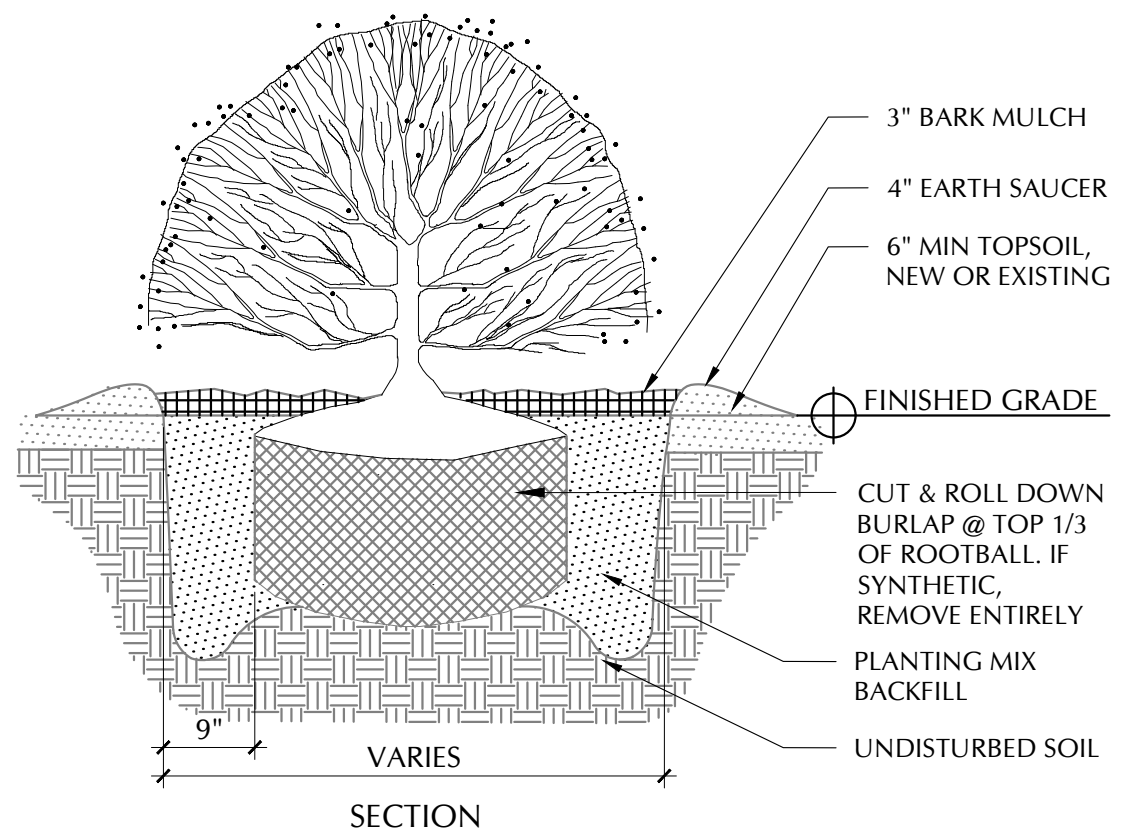
**2** PROPOSED PLANTING PLAN

SCALE: 1" = 15'-0"

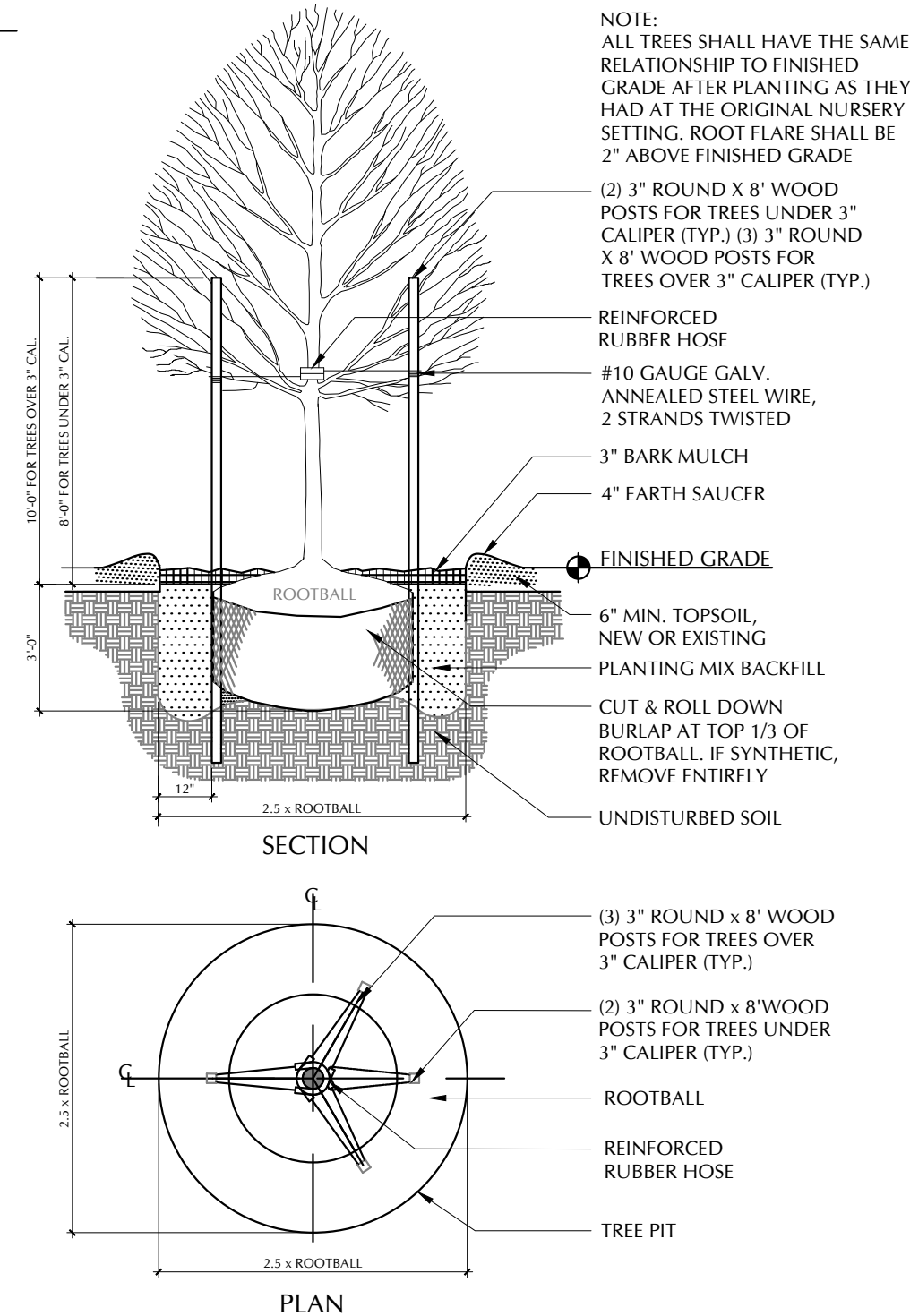
15' 7.5' 0 15'

821 MASSACHUSETTS AVENUE, ARLINGTON MA				PLANT LIST		ROJAS DESIGN, INC.		RD 2958	01/03/2024
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS			
E	9	EXISTING TREE	EXISTING TREE	IN PLACE	TO REMAIN	PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY L.A.			
R	8	REMOVE TREE	REMOVE TREE	EXISTING	REMOVE	REMOVE TREE AND STUMP IN THEIR ENTIRETY			
T	1	TRANSPLANTED TREE - MAPLE TREE	TRANSPLANTED TREE	EXISTING	TRANSPLANTED	TRANSPLANT TREE, LOCATION AS SHOWN ON DRAWINGS			
CTI	4	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	3'-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE			
PSK	2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE CHERRY	2 1/2"-3" CAL.	B & B	DENSE BRANCHING, FULL CROWNS, AND STRAIGHT TRUNKS. SPACING AS SHOWN			
PXA	1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3"-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE			
TLL	1	TILIA CORDATA	LITTLE LEAF LINDEN	3"-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE			
CPA	19	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B	YELLOW/GOLD COLOR YEAR-ROUND - BROAD DOME FORM - SPACING @ 2'-0" O.C. - EVERGREEN			
DVW	26	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'-6" - 3'-0" TALL	B & B	WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C. - EVERGREEN			
IGC	24	ILEX GLABRA 'COMPACTA'	COMPACT INKBERY	2'-6" - 3'-0" TALL	B & B	EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C.			
PBB	14	PIERIS 'BROWERS BEAUTY'	BROWERS BEAUTY ANDROMEDA	2'-6" - 3'-0" TALL	B & B	CREAMY WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C.			
PJM	18	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'-6" - 3'-0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN			
RHC	23	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B	FUCHSIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN			
SBM	14	SPIRAEA X BUMALDA 'ANTHONY WATERER'	SPIREA BUMALDA 'ANTHONY WATERER'	2'-6" - 3'-0" TALL	B & B	SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C.			
TCG	13	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'-6" - 3'-0" SPREAD	B & B	EVERGREEN WITH LOW MOUNDING FORM SPACING AT 2'-6" O.C.			
LSP	340	LIRIOPE SPICATA	CREeping LIRIOPE	12" SPREAD	1 GAL	FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - SPACING 8 PLANTS PER 10 SF OF BED			
MSS	3	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'-0" - 7'-0" TALL	3 GAL	GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS - BLOOMS JULY - SEPTEMBER			
PAF	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 5'-0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER			
PAH	21	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF KARY ROSE FOUNTAIN GRASS	1'-6" - 2'-6" TALL	3 GAL	DENSE CLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS			
SL	470	SY	SEEDED LAWN	PEARL'S PREMIUM SUN-SHADE MIX	6" CLEAM LOAM MIX	SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (TYP.)			

NOTE:  
ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING



**3** SHRUB PLANTING DETAIL



NOTE:  
ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISHED GRADE

**3** TREE PLANTING PLAN

821  
MASSACHUSETTS  
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ARLINGTON MA  
02476

ARLINGTON  
REDEVELOPMENT  
BOARD SUBMISSION

Job: 2958  
Date: 06/13/2024  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
PLANTING PLAN  
& PLANT LIST

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L-02

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PROPOSED  
FIRST FLOOR &  
SECOND FLOOR  
PLANS

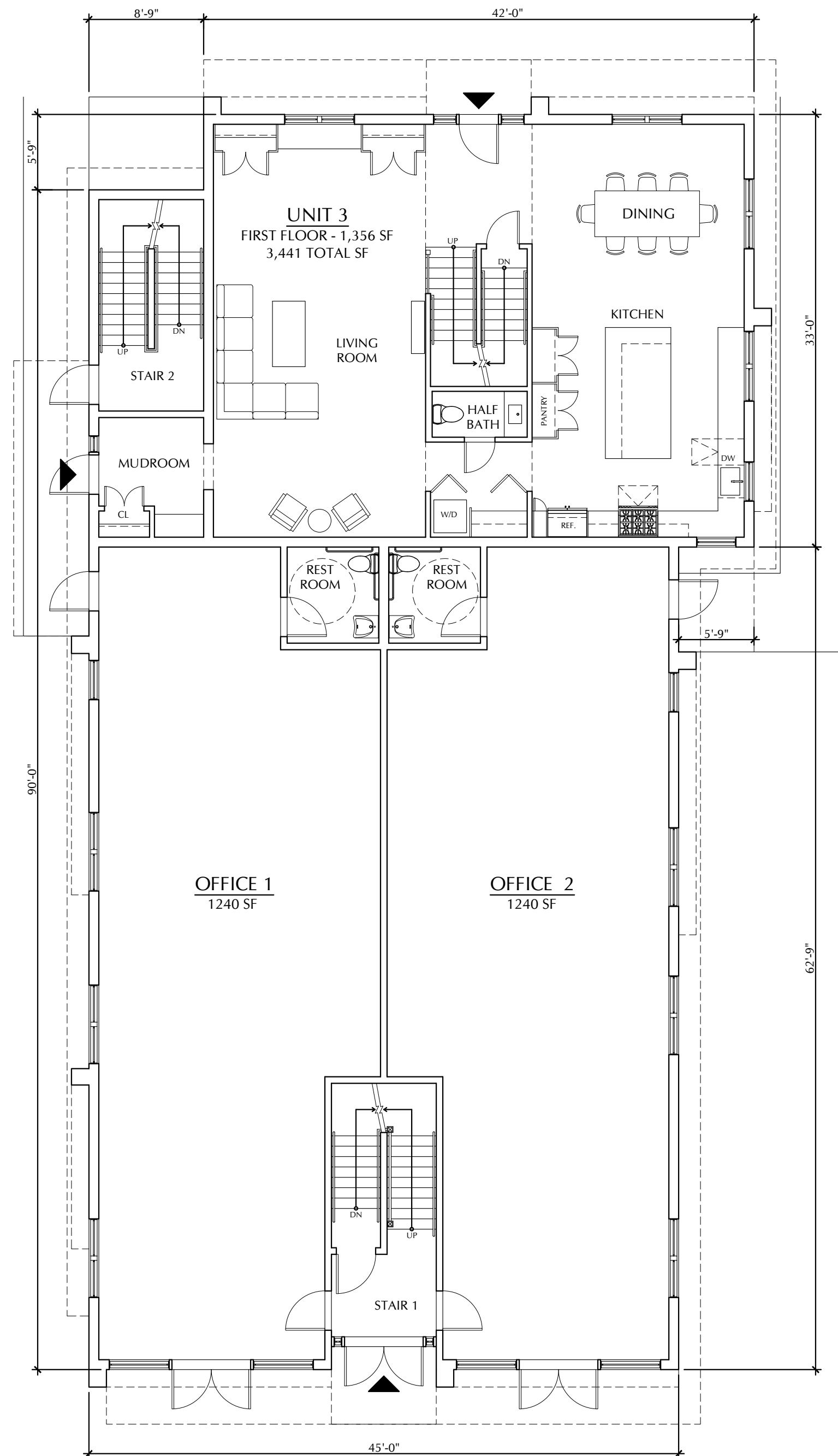
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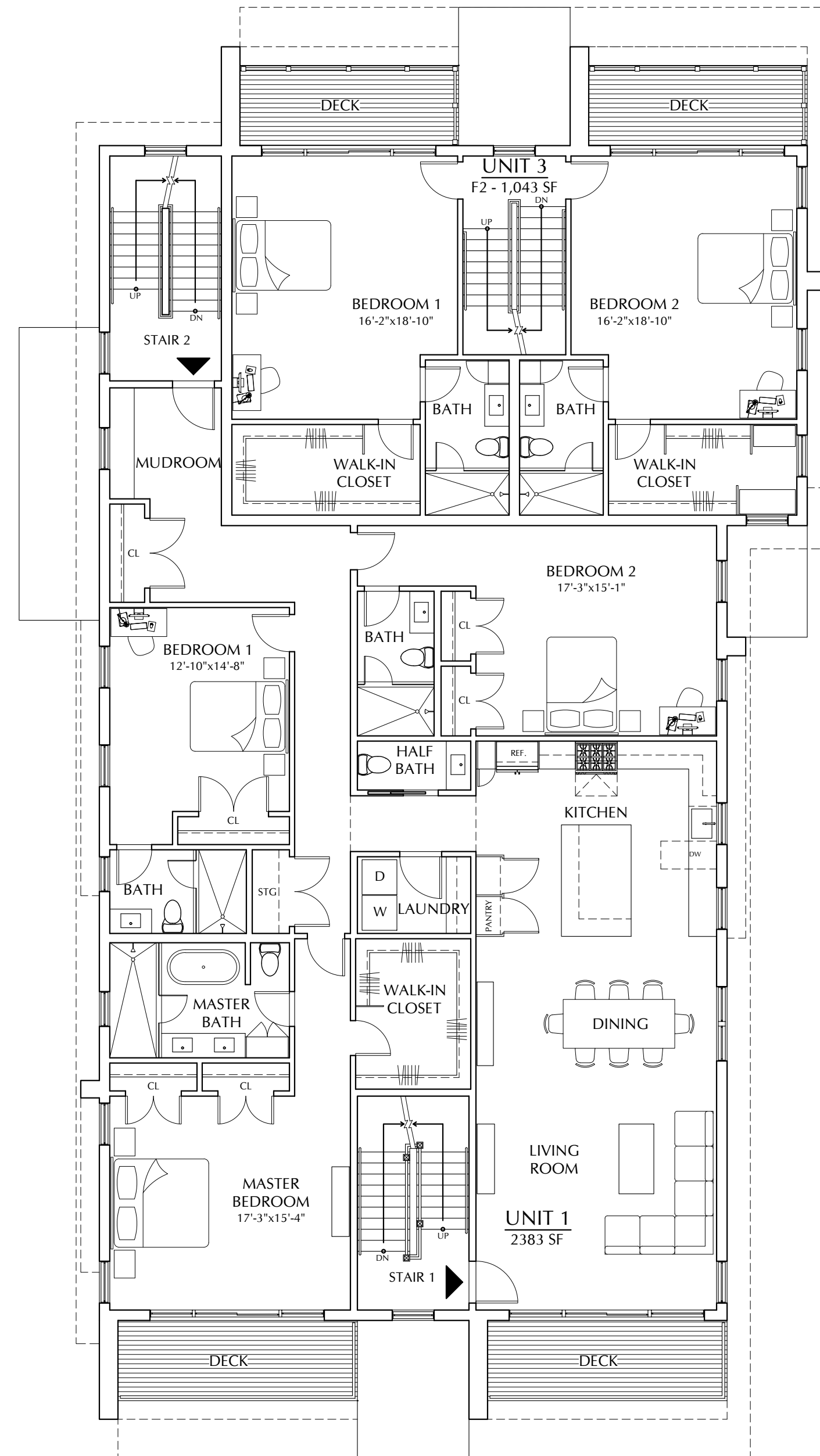
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A-01



1 PROPOSED FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

Job:	2958
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A-02





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BOARD SUBMISSION

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PROPOSED  
BASEMENT PLAN,  
FRONT (SOUTH)  
ELEVATION &  
REAR (NORTH)  
ELEVATION

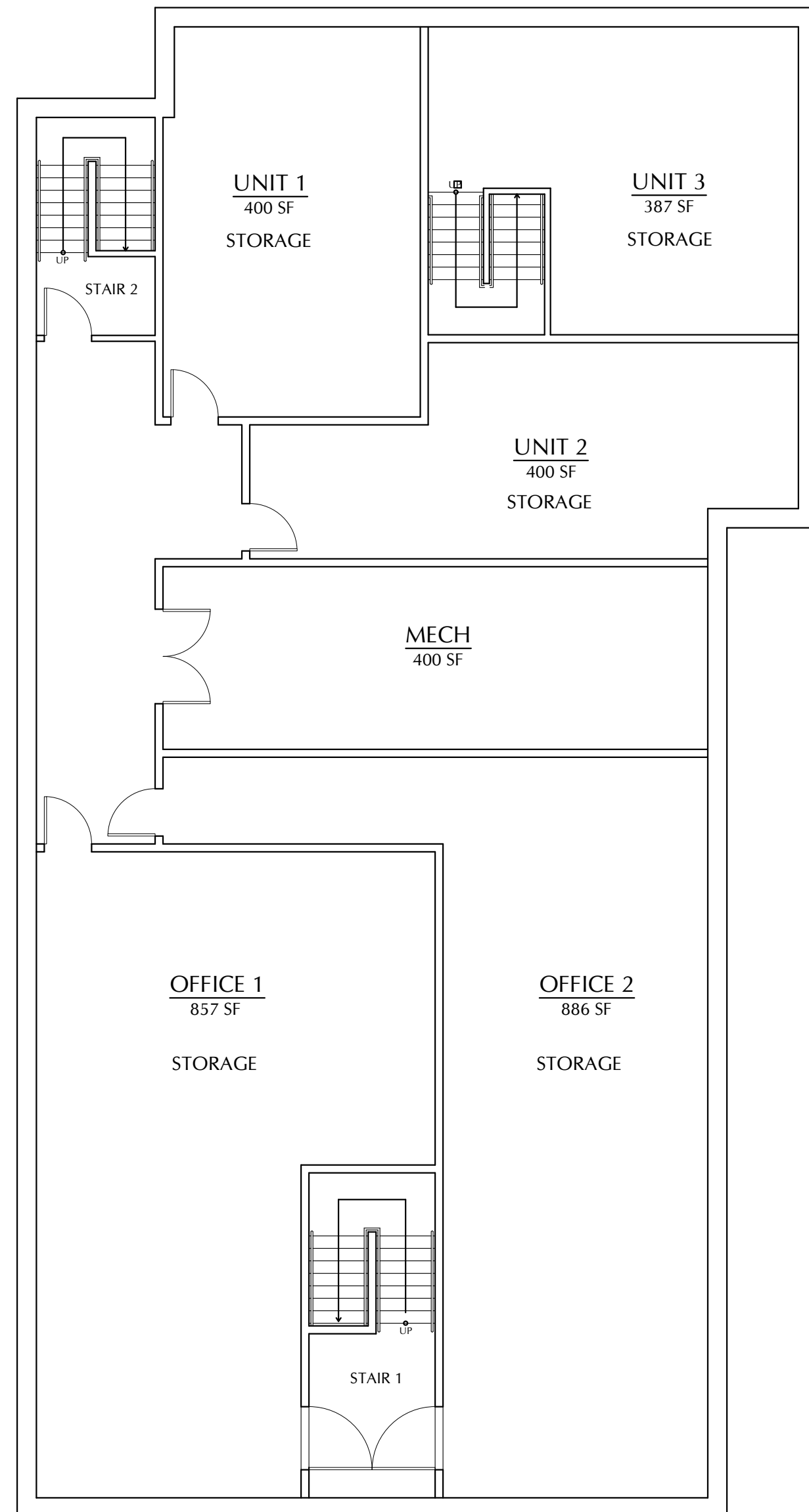
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A-03

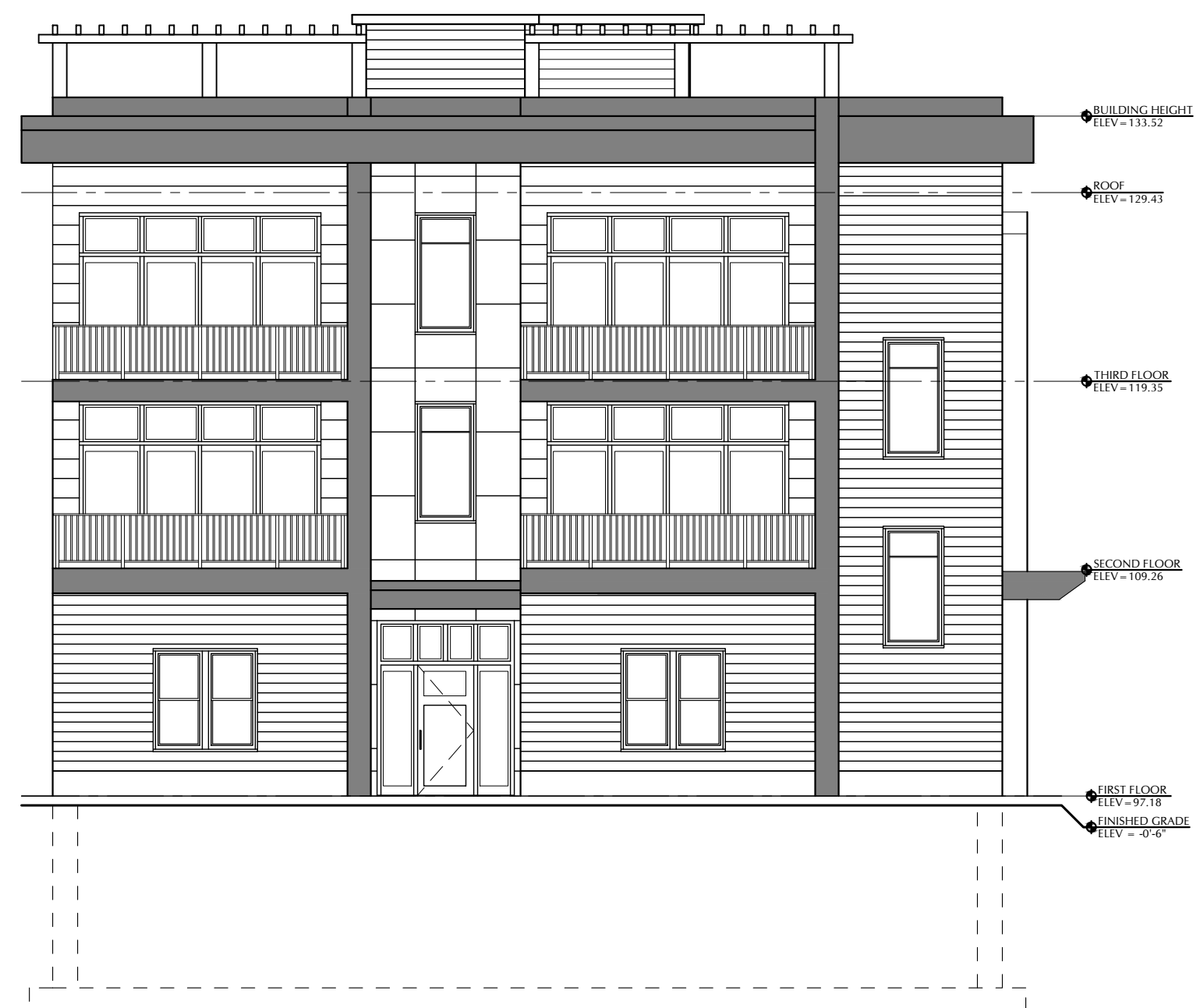


1 PROPOSED BASEMENT PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION  
MASSACHUSETTS AVENUE

SCALE: 1/8" = 1'-0"



3 PROPOSED REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



1 PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

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PROPOSED  
SIDE (EAST) &  
SIDE (WEST)  
ELEVATIONS

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